

052.A

0001

0202.0

Map

Block

Lot

1 of 1

Commercial

CARD ARLINGTON

APPRaised:

Total Card / Total Parcel

468,800 / 468,800

USE VALUE:

468,800 / 468,800

ASSESSED:

468,800 / 468,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MILL ST, ARLINGTON

OWNERSHIP

Unit #: 202

Owner 1: ARLINGTON DENTAL GROUP P.C.

Owner 2:

Owner 3:

Street 1: 22 MILL STREET #202

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SHERMAN DONALD S-ETAL -

Owner 2: SHERMAN BARBARA -

Street 1: 22 MILL STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1984, having primarily Brick Exterior and 1179 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	MS																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
343		0.000	468,800			468,800			144187
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/02/18		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	343	FV	468,800	0	.	.	468,800	468,800 Year End Roll
2019	343	FV	558,300	0	.	.	558,300	558,300 Year End Roll
2018	343	FV	348,300	0	.	.	348,300	348,300 Year End Roll
2017	343	FV	329,300	0	.	.	329,300	329,300 Year End Roll
2016	343	FV	329,300	0	.	.	329,300	329,300 Year End
2015	343	FV	229,000	0	.	.	229,000	229,000 Year End Roll
2014	343	FV	229,000	0	.	.	229,000	229,000 Year End Roll
2013	343	FV	229,000	0	.	.	229,000	229,000

Parcel ID 052.A-0001-0202.0

!4337!

USER DEFINED

Prior Id # 1:	144187
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	19:22:10
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
SHERMAN DONALD		33092-390	6/20/2001		206,700	No	No			
		15658-190	6/1/1984		140,483	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/2/2018		Meas/Inspect							PH	Patrick H		
2/23/2009		Inspected							197	PATRIOT		
5/1/1985									LO			

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 63 - Condo Office				Full Bath:	Rating:											Undisplayed Areas: FFL: 1179			
Sty Ht: 4 - 4 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 2 - Steel				1/2 Bath: 1	Rating: Average														
Prime Wall: 7 - Brick				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 4 - Flat				OTHER FEATURES															
Roof Cover: 11 - Membrane				Kits:	Rating:			1st Res Grid	Desc:	# Units:									
Color: BRICK				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frpl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2											
Year Blt: 1984	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdict:	Fact:	.		Floor: 2 - 2nd Floor				Totals	RMs:	BRs:	Baths:	HB 1							
Const Mod:				% Own: 2.589999914				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Name: 2 - 3002				Exterior:		No Unit	RMS	BRs	FL						
INTERIOR INFORMATION				DEPRECIATION				Interior:											
Avg Ht/FL: STD				Phys Cond: AV - Average	28.	%		Additions:											
Prim Int Wall: 1 - Drywall				Functional:		%		Kitchen:											
Sec Int Wall:		%		Economic:		%		Baths:											
Partition: T - Typical				Special:		%		Plumbing:											
Prim Floors: 4 - Carpet				Override:		%		Electric:											
Sec Floors:		%		Total:	28	%		Heating:											
Bsmnt Flr:				CALC SUMMARY				General:											
Subfloor:				Basic \$ / SQ: 250.00				COMPARABLE SALES											
Bsmnt Gar:				Size Adj.: 1.25000000				Rate	Parcel ID	Typ	Date	Sale Price							
Electric: 3 - Typical				Const Adj.: 1.51439393															
Insulation: 2 - Typical				Adj \$ / SQ: 473.248															
Int vs Ext: S				Other Features: 5825															
Heat Fuel: 2 - Gas				Grade Factor: 1.10															
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.04999995															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 651171															
% Com Wall	% Sprinkled:			Depreciation: 182328					Juris. Factor:		Before Depr:	546.60							
				Deprecated Total: 468843					Special Features:	0	Val/Su Net:	397.63							
									Final Total:	468800	Val/Su SzAd:	397.63							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 052.A-0001-0202.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					